113.0	0007	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,400 /	749,400
					USE VALUE:	749,400 /	749,400
					ASSESSED:	749,400 /	749,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMED KARIM & LINJACKI MARIJA
Owner 2:	
Owner 3:	
Street 1:	112 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GMAC MORTGAGE LLC -
Owner 2:	-
Street 1:	1100 VIRGINIA DR P.O. BOX 8300
Twn/City:	FORT WASHINGTON
St/Prov:	PA Cntry:
Postal:	19034

NARRATIVE DESCRIPTION

This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4838.000	353,800		395,600	749,400
Total Card	0.111	353,800		395,600	749,400
Total Parcel	0.111	353,800		395,600	749,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.70 | /Parcel: 374.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72673
GIS Ref	
GIS Ref	
Insp Date	08/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,800	0	4,838.	395,600	749,400		Year end	12/23/2021
2021	101	FV	342,900	0	4,838.	395,600	738,500		Year End Roll	12/10/2020
2020	101	FV	342,900	0	4,838.	395,600	738,500	738,500	Year End Roll	12/18/2019
2019	101	FV	257,800	0	4,838.	389,900	647,700	647,700	Year End Roll	1/3/2019
2018	101	FV	225,100	0	4,838.	299,500	524,600	524,600	Year End Roll	12/20/2017
2017	101	FV	225,100	0	4,838.	282,600	507,700	507,700	Year End Roll	1/3/2017
2016	101	FV	225,100	0	4,838.	260,000	485,100	485,100	Year End	1/4/2016
2015	101	FV	212,900	0	4,838.	243,000	455,900	455,900	Year End Roll	12/11/2014

!8822!

PRINT

Date	Time
12/30/21	07:59:21

LAST REV

Date	Time
08/28/18	11:28:34
apro	

PAT ACCT. 8822

USER DEFINED

Prior Id # 1:	72673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GMAC MORTGAGE L	54352-588		3/1/2010	Bank Sale	334,000	No	No		
WILTCHER EDWARD	53974-24		12/10/2009	Forclosure	324,000	No	No		
MC GARRAHAN P F	44304-461		12/15/2004		405,000	No	No		
	12092-286		10/14/1971		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2016	577	Addition	203,000					addition and attic
7/25/2011	743	Manual	3,149					INSULATION
7/14/2010	821	Add Bath	4,000					HALF BATH
7/16/2007	571	Re-Roof	3,900					
5/22/2000	386	Wood Dec	2,500	C				10X12 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Measured	372	PATRIOT
4/14/2005	MLS	MM	Mary M
2/7/2000	Measured	263	PATRIOT
8/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4838		Sq. Ft.	Site		0	70.	1.17	6									395,599						395,600	

Total AC/HA:	0.11107	Total SF/SM:	4838	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	395,599	Spl Credit		Total:	395,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17499995
Const Adj.:	0.97757620
Adj $ / SQ:	149.325
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434631
Depreciation:	80841
Depreciated Total:	353790

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

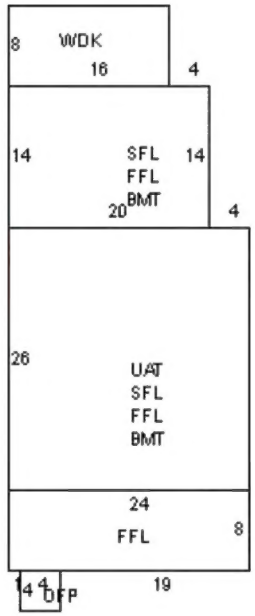
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.32
Special Features:	0	Val/Su Net:	110.42
Final Total:	353800	Val/Su SzAd	176.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,096	149.320	163,660
BMT	Basement	904	44.800	40,497
SFL	Second Floor	904	149.320	134,990
UAT	Upper Attic	156	59.730	9,318
WDK	Deck	128	13.500	1,728
OFP	Open Porch	16	43.010	688

Net Sketched Area:	3,204			Total:	350,881
Size Ad	2000	Gross Area	3672	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc